

Van Buren and Jefferson County Farm for Sale
105th Road
Stockport, IA 52651

\$993,850
143± Acres
Van Buren County



Van Buren and Jefferson County Farm for Sale Stockport, IA / Van Buren County

SUMMARY

Address

105th Road

City, State Zip

Stockport, IA 52651

County

Van Buren County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

40.897337 / -91.82118

Acreage

143

Price

\$993,850

Property Website

<https://www.mossyoakproperties.com/property/van-buren-and-jefferson-county-farm-for-sale-van-buren-iowa/88584/>



Van Buren and Jefferson County Farm for Sale Stockport, IA / Van Buren County

PROPERTY DESCRIPTION

This 143-acre farm, located in both Van Buren and Jefferson Counties, is a rare opportunity to own a property that combines strong income potential with top-tier hunting and recreation. Just 3 miles north of Stockport, 12 miles southeast of Fairfield, and 25 miles from Mt. Pleasant, the location offers both seclusion and convenience.

The farm features 62 acres m/l of tillable ground with a CSR2 rating of 51.9. A large terrace project was recently completed, improving drainage and erosion control while enhancing overall productivity. This farm is ready to provide consistent returns while being well cared for long term.

Beyond the income acres, this property offers incredible habitat diversity. Rolling terrain, wooded draws, creek bottom fields, and upland cover come together to create a property with excellent structure and natural travel corridors. The north boundary runs along Cedar Creek, offering a dependable, year-round water source for wildlife.

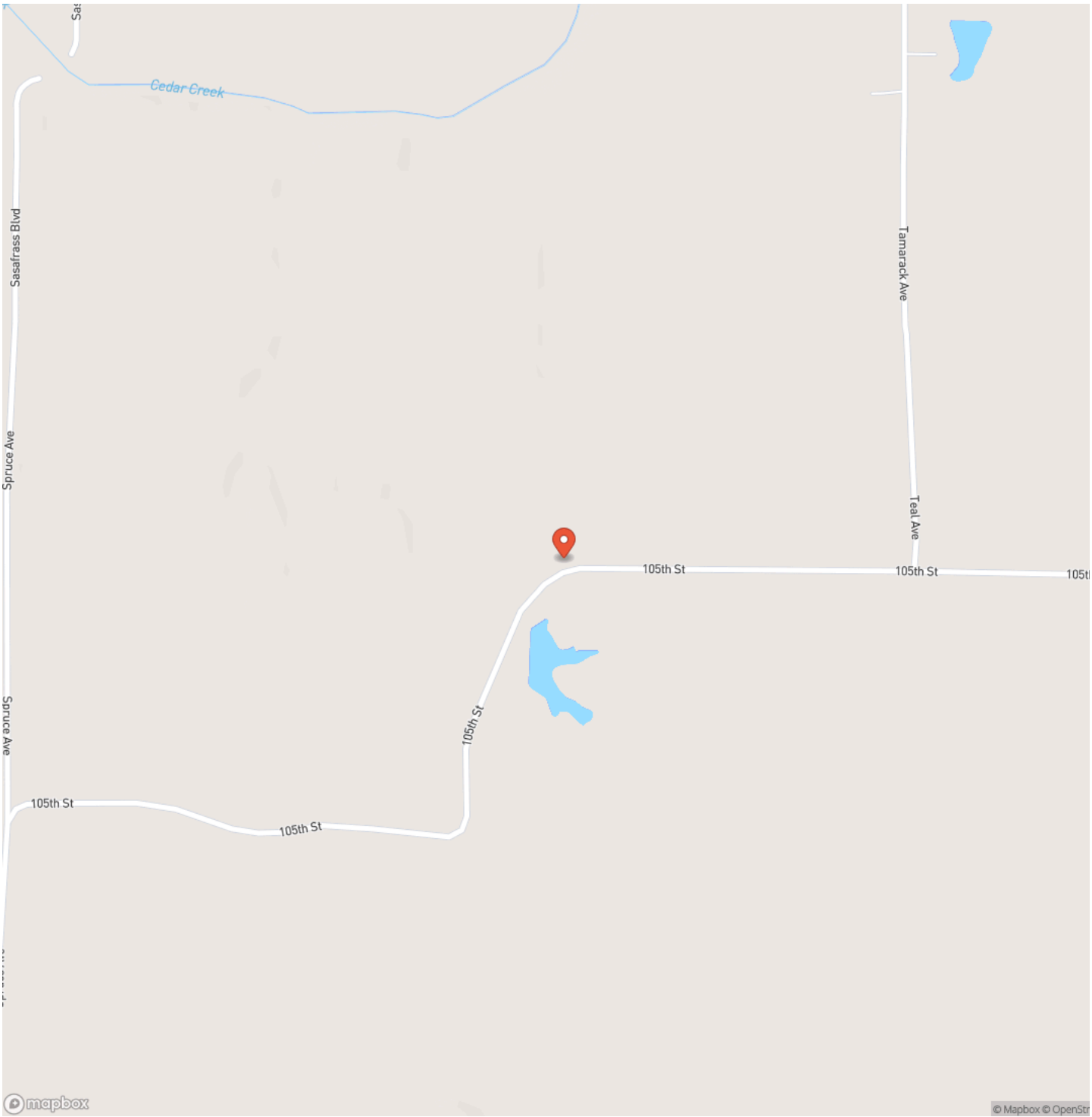
For the hunter, it's hard to design a better setup. The property has a great layout for whitetail and turkey hunting, with multiple stand locations and natural pinch points. Road access from the south, combined with multiple entry points, allows hunters to slip in and out undetected and hunt effectively regardless of wind direction. The mix of terrain and habitat diversity ensures this farm will consistently hold and attract wildlife throughout the season.

Whether you're looking for a productive farm investment, a premier hunting retreat, or a combination of both, this 143-acre property is a true standout in southeast Iowa.

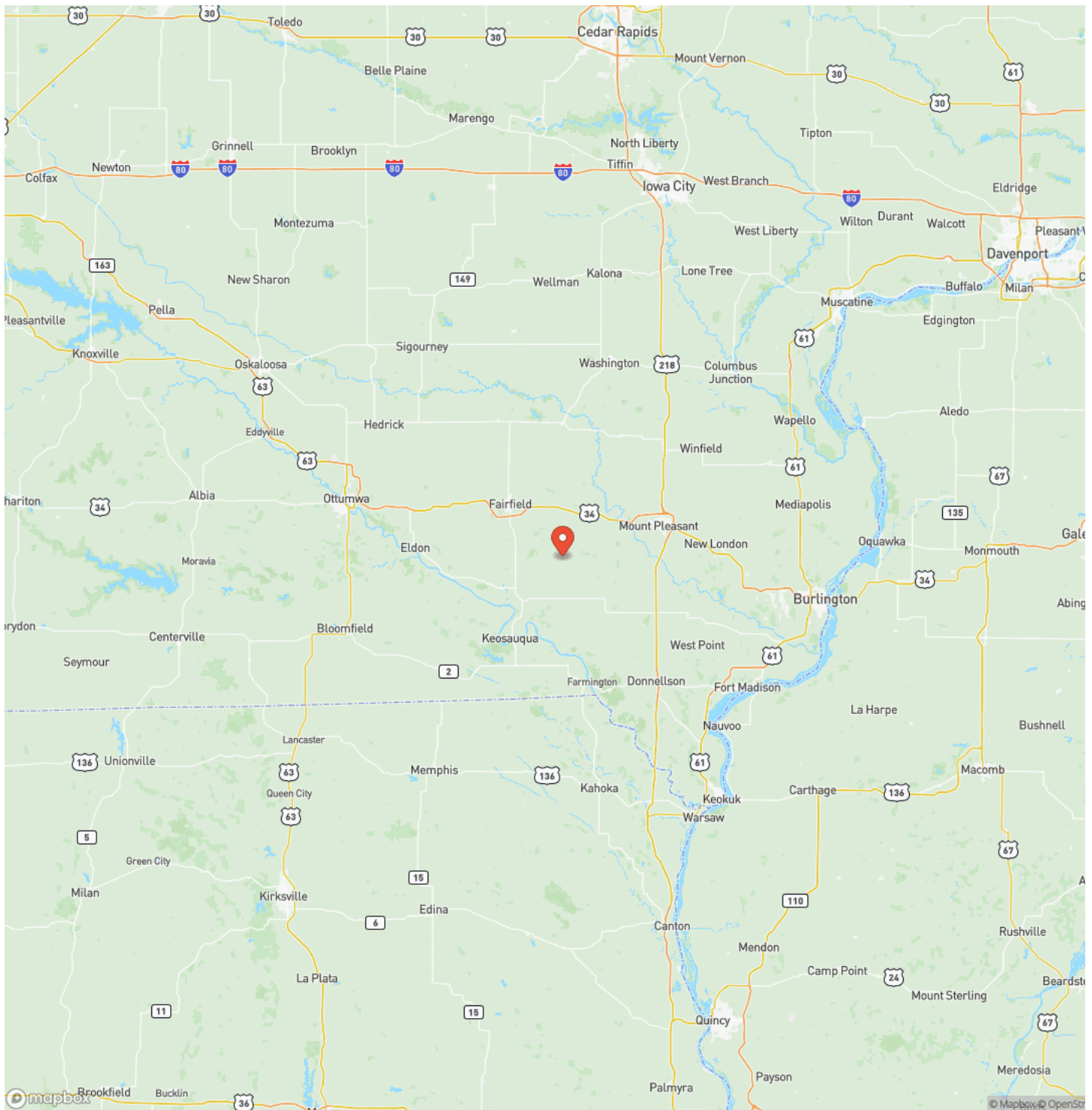
Van Buren and Jefferson County Farm for Sale
Stockport, IA / Van Buren County



Locator Map



Locator Map



Satellite Map



Van Buren and Jefferson County Farm for Sale Stockport, IA / Van Buren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Boley

Mobile

(641) 919-2801

Email

nboley@mossyoakproperties.com

Address

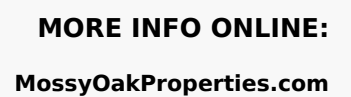
17263 Highway 2

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Boley Real Estate
17263 Highway 2
Cantril, IA 52542
(319) 293-2575
MossyOakProperties.com

